



Triangle Monona Bay

NEIGHBORHOOD PLAN





Why do a neighborhood plan?

- Bayview and CDA are planning changes
- Number of elderly expected to grow
- Population with disabilities expected to grow
- Number of families expected to increase
- Housing is aging, needs upgrades
- Major streets are barriers and intersections can be unsafe
- Triangle and bay side are cut off from each other

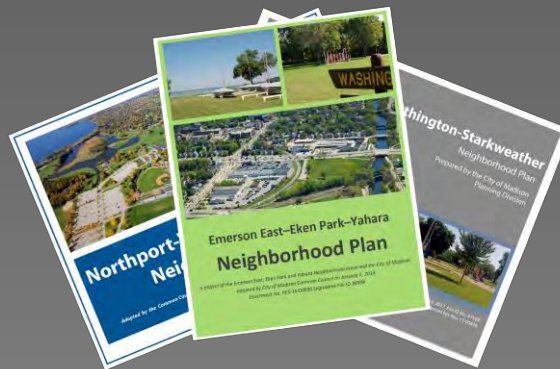


What is the purpose of a neighborhood plan?

Comprehensive Plan
City-Wide Recommendations



Neighborhood Plan
Neighborhood Recommendations



Development Plans
Site Specific Proposals





Shared Values & Urban Design Principles

- Stable and affordable housing
- Access to openspace
- Environmentally friendly
- Access to services that support residents' health and well being



Shared Values & Urban Design Principles

- Good pedestrian and bicycle access over vehicle access
- Buildings that hold the corners
- Views of Brittingham Park, Monona Bay and Capitol
- Buildings fronting and interacting with streets



Property Ownership



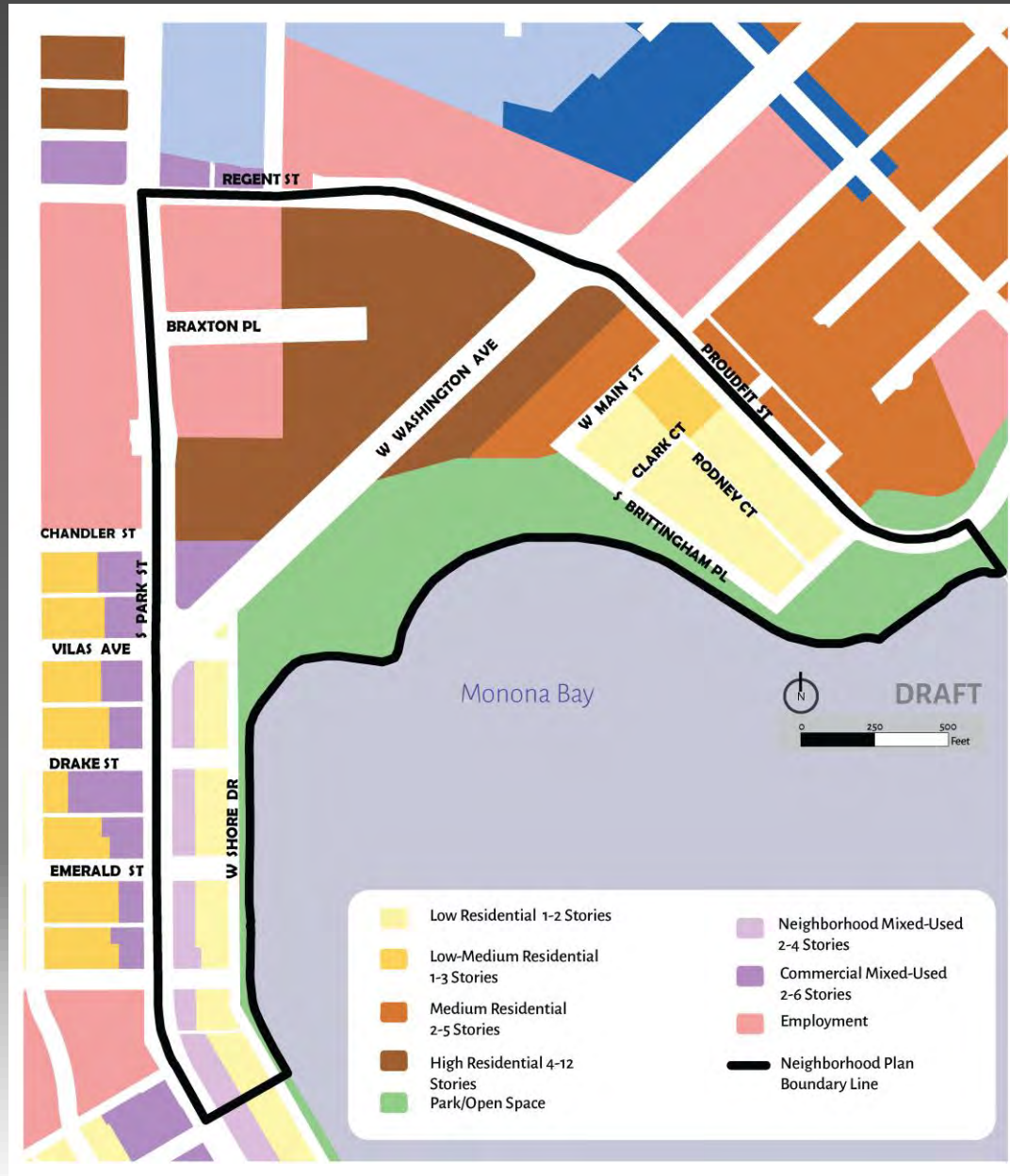


Constraints



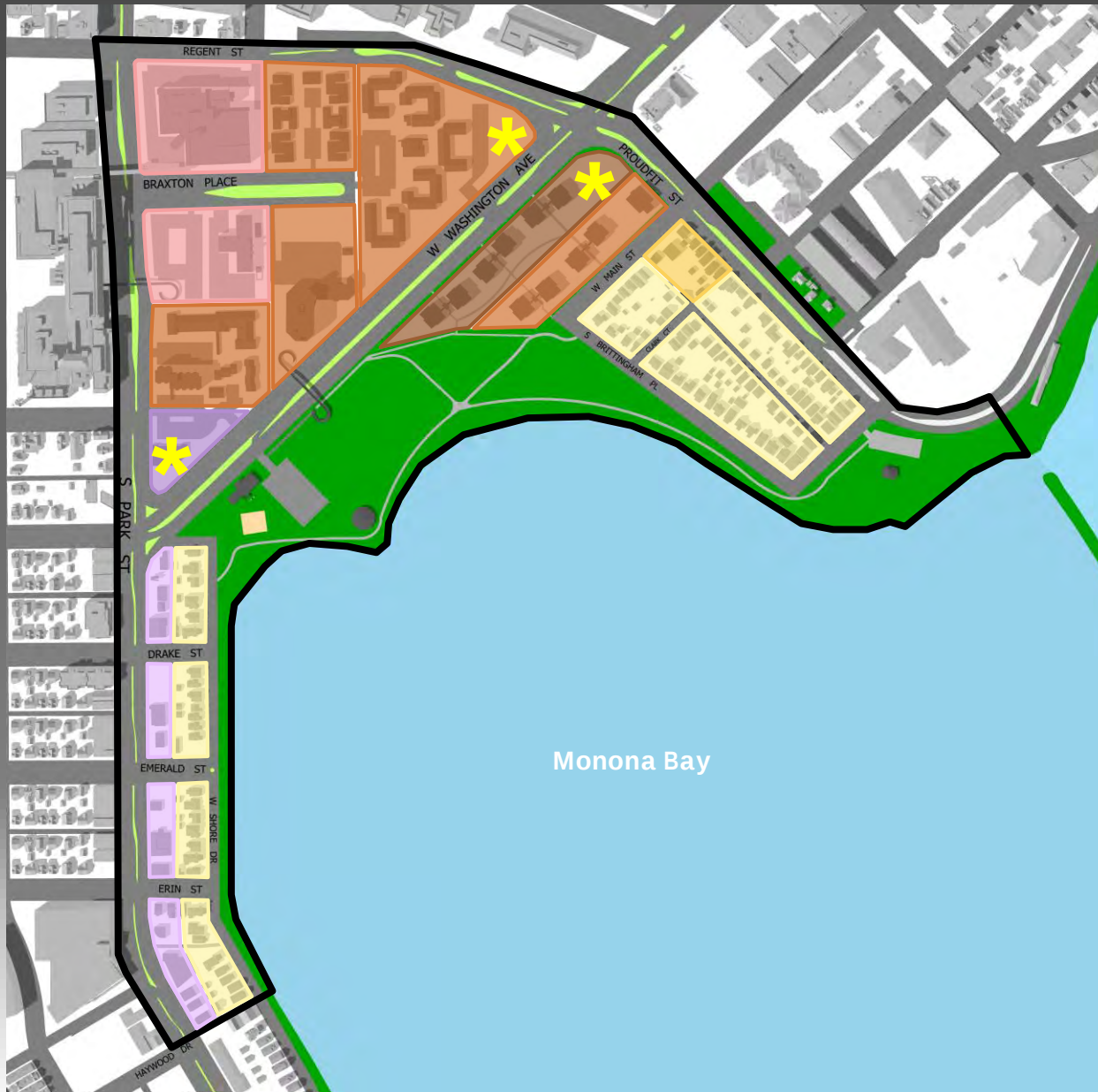


Comprehensive Plan





Draft Future Land Uses



- Low Density Residential (1-2 stories)
- Low/Medium Density Residential (1-3 stories)
- Medium Density Residential (2-5 stories)
- High Density Residential (4-12 stories)
- Neighborhood Mixed Use
- Community Mixed Use
- Employment
- Gateway Building



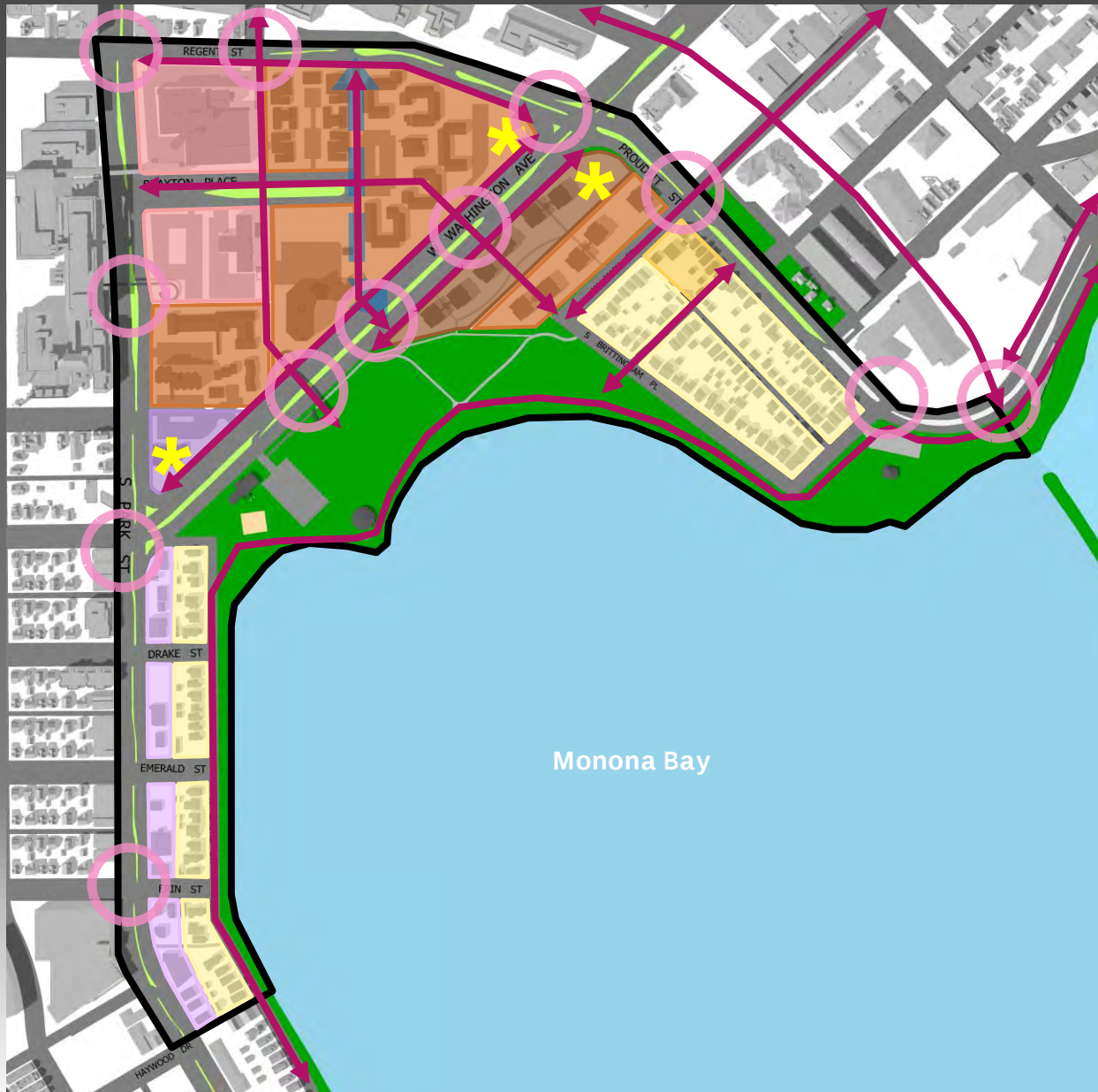
Draft Multimodal Access



- Low Density Residential (1-2 stories)
- Low/Medium Density Residential (1-3 stories)
- Medium Density Residential (2-5 stories)
- High Density Residential (4-12 stories)
- Neighborhood Mixed Use
- Community Mixed Use
- Employment
- Gateway Building
- Multimodal Access



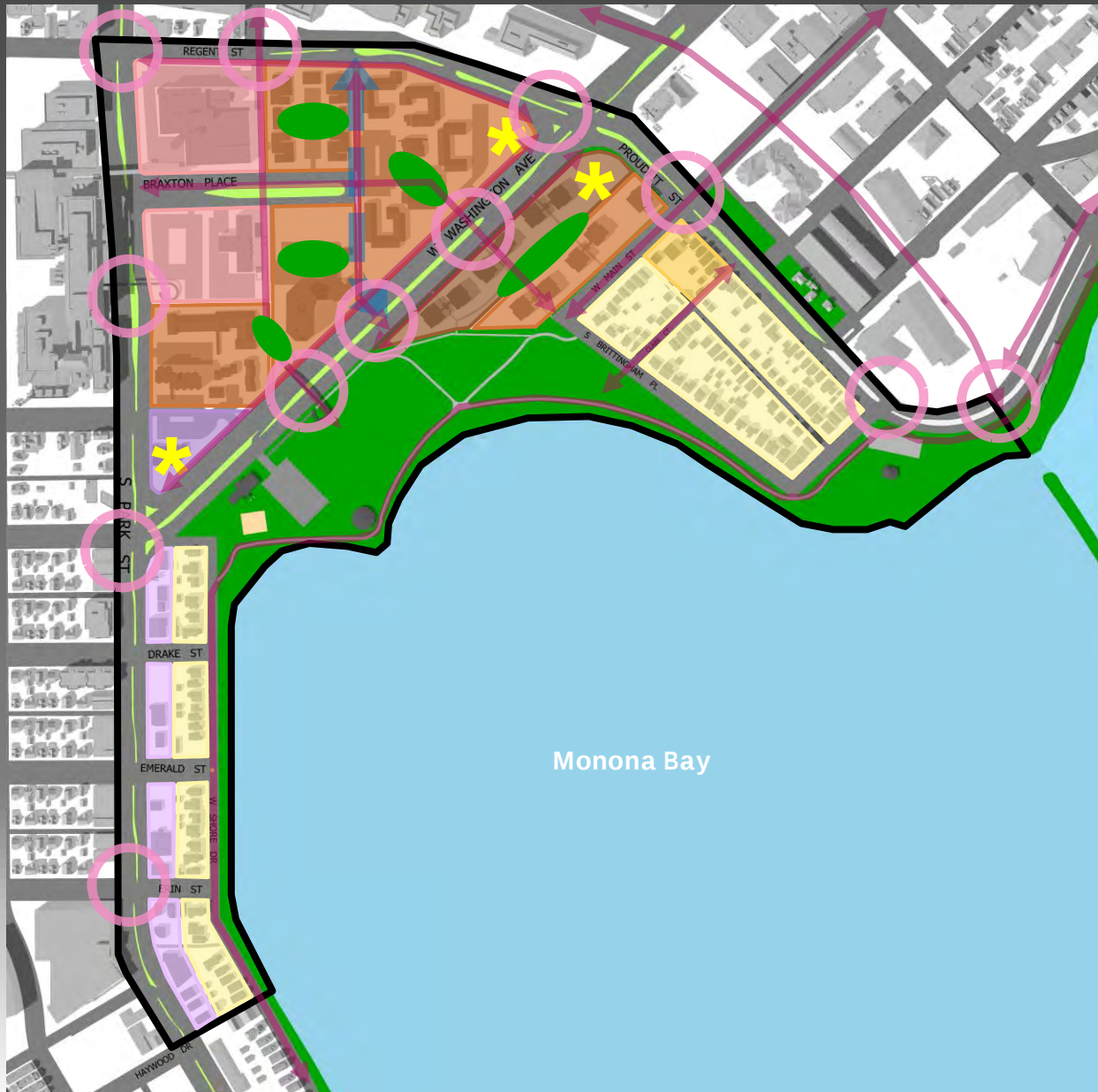
Draft Pedestrian/Bicycle Access



- Low Density Residential (1-2 stories)
- Low/Medium Density Residential (1-3 stories)
- Medium Density Residential (2-5 stories)
- High Density Residential (4-12 stories)
- Neighborhood Mixed Use
- Community Mixed Use
- Employment
- Gateway Building
- Multimodal Access
- Primary Bicycle/Pedestrian Network
- Pedestrian Crossings



Draft Greenspace Opportunities



- Low Density Residential (1-2 stories)
- Low/Medium Density Residential (1-3 stories)
- Medium Density Residential (2-5 stories)
- High Density Residential (4-12 stories)
- Neighborhood Mixed Use
- Community Mixed Use
- Employment
- Gateway Building
- Multimodal Access
- Primary Bicycle/Pedestrian Network
- Pedestrian Crossings
- Greenspace Opportunity



Neighborhood Mixed Use / Low Density



Low Density Residential

- 1 – 2 stories
- Primarily single family residential



Neighborhood Mixed Use

- 2 – 4 stories
- Commercial on 1st floor
- Residential above





Community Mixed Use



Community Mixed Use

- 6 – 8 stories
- 10,000 square feet of commercial
- 70 – 90 units
- 75 – 100 parking stalls
- Gateway Building





Employment



Employment

- 4 – 8 stories
- Structured parking





CDA Properties – Medium Density Residential



Medium Density Residential

- Buildings 2 – 5 stories
- Greenspace (courtyard, garden, play area)
- Mix of building types

A - Parkside/Karabis

- 100 – 120 units
- 75 – 90 parking stalls

B - Braxton

- 60 – 80 units
- 45 – 60 parking stalls

C - Brittingham

- 160 – 180 units
- 120 – 135 parking stalls





Bayview Medium Density Residential



Medium Density Residential

- 2 - 5 stories
- 150 – 180 units
- 110 – 135 parking stalls
- Gateway Building (4 – 8 stories)
- Mix of building types
- Greenspace (courtyard, garden, play area)
- Community center





Park View High & Medium Density Residential



High Density Residential

- 4 – 12 stories
- 150 - 200 units
- 115 - 150 parking stalls
- Gateway Building (6 – 12 stories)

Medium Density Residential

- 2 - 5 stories
- 100 - 150 units
- 75 - 115 parking stalls





Low/Medium & Low Density Residential



Low Density Residential

- 1 – 2 stories
- Primarily single family residential



Low/Medium Density Residential

- 2 – 3 stories
- Mix of single family, duplex, townhome

